

4. A Class 3 facility shall be served by public water and sewer.
5. A landscape management plan shall be submitted for approval for all Class 2 and 3 facilities.

#### **SECTION 5.04**

##### **FENCES**

- 5.04.010 Height limitations of fences in the various zoning districts are designated in Chapter III.
- 5.04.020 Open wire fences exceeding the designated height may be built around schools or other public or quasi-public institutions when necessary for the safety or restraint of the occupants.
- 5.04.030 Open wire fences may, at the discretion of the Zoning Administrator, be built around tennis courts, swimming pools, and other recreational facilities, after considering safety, proposed location, and effect on the surrounding area.
- 5.04.040 Security fences are allowed in side and rear yards up to eight (8) feet in height when used to enclose commercial storage areas.
- 5.04.050 Barbed wire and/or electric fences used for confining livestock are allowed only in AG-80, AG-40, AG-20, SAG-10, SAG-5, R-2.5, and R-1 districts. Additionally, they are allowed along the boundary of any district which directly abuts one of the above districts.

DRAFT  
DEC - 8 2014

#### **SECTION 5.05**

##### **GREENBELTS**

- 5.05.010 All sites in a commercial ("B" and "BR" designations) district having a common boundary with a residential district ("R", "RA", or "RC" designation) shall erect and maintain a view-obscuring fence or dense coniferous hedge along such common boundary. Fences shall be six (6) feet high. Hedges shall obtain a height of at least six (6) feet within three (3) years. Where the wall of a building is on such common boundary, no separate wall, fence, or hedge is required along the portion of the common boundary occupied by the building.
- 5.05.020 All sites in an industrial district ("I" designation) having a common boundary with a residential district ("R", "RA", or "RC" designation) shall have planted and maintained along such common boundary a view-obscuring coniferous greenbelt of shrubs and trees at least eight (8) feet in height at maturity and at least ten (10) feet in width for screening purposes and controlling access.
- 5.05.030 The proposed greenbelt shall be shown on the plat or site plan.

#### **SECTION 5.06**

##### **HOME OCCUPATION**

- 5.06.010 Operators of a home occupation shall submit to the Zoning Administrator a notarized certification that the home occupation is in conformance with the provisions of this Section.
- 5.06.020 A home occupation is permitted in any dwelling unit, subject to the following provisions:
1. A home occupation shall comply with the following standards:

- A. No outdoor storage shall be permitted.
  - B. Exterior signs shall be restricted to those permitted in the district in which the home occupation is located.
  - C. No home occupation shall be conducted in a manner which will be detrimental to the residential use of said residence or cause a nuisance to surrounding residences, because of vibration, noise, dust, smoke, odor, interference with radio or television reception, or other factors.
  - D. Any need for parking generated by the conduct of such home occupation shall be met off the street and other than in a required front or side yard.
  - E. The home occupation shall not generate pedestrian or vehicle traffic in excess of that which is characteristic of the neighborhood in which it is located. ~~Vehicle traffic would not be increased by more than one (1) at a given time or by more than eight (8) sixteen (16) vehicle trips all day.~~
  - F. No home occupation shall generate as a by-product for disposal or cause to be dumped any hazardous waste including chemicals and cleaners, other than the volume and types that would be normally generated by a typical single-family home.
  - G. No home occupation shall cause an increase in any one or more utilities so that the combined total use for dwelling and home occupation purposes exceeds the average for residences in the neighborhood.
2. An occupation in an AG-80, AG-40, AG-20, SAG-10, SAG-5, R-2.5, R-1, or R-2 district, which meets one or more of the following criteria, shall be deemed a conditional home occupation and shall be required to obtain a Conditional Use Permit:
    - A. More than one (1) person other than members of a family residing on the premises shall be engaged in such occupation on the property at any given time.
    - B. Outbuildings or accessory structures are used for the home occupation.
    - ~~B.C. Vehicle traffic that exceeds sixteen (16) vehicle trips but less than thirty-two (32) vehicle trips all day.~~

**DRAFT**  
DEC - 8 2014

**Comment [EM1]:** A home occupation might have 2 or more vehicles at one time but could still meet the daily limit. The Planning Board believes that removing the limitation of 1 vehicle at a time would not adversely impact a neighborhood because the home occupation would still be required to meet the parking requirements and a daily limit would still be in place.

**Comment [EM2]:** The Planning Board believes that limiting a home occupation to 8 or day would limit the ability to grow the business, but also feels that limits need to apply so as to not change the character of the neighborhood.

## SECTION 5.07

### LIVESTOCK

#### 5.07.010

There is no restriction on the number of A.U. (animal units) in AG Agricultural districts. The keeping of fowl and livestock is allowed in SAG-10 and SAG-5, suburban agricultural, R-2.5, Rural Residential, and R-1, residential, districts provided the following minimum requirements are met:

1. The lot or tract of land must have at least one (1) acre. If there is less than one (1) acre of usable pasture, supplemental feed shall be provided.
2. The number of animals shall be limited to one animal unit (A.U.) per acre. Animal unit values shall be as follows:
  - A. Horse, cow, donkey, etc. – 0.50 A.U. (2 per acre).
  - B. Sheep, goat, llama, etc. – 0.20 A.U. (5 per acre).
  - C. Chickens, geese, fowl, etc. – 0.04 A.U. (25 per acre).



hiking, and pack trips. A guest ranch may also include corporate or religious retreats or conference facilities. Activities shall be provided on-site to the extent possible. Adjacent public lands and waterways may be used to supplement on-site activities if proper licenses and permits are obtained. Guest lodging within a ranch resort shall not be used for long-term residency beyond three (3) months. Hotels and motels are not considered guest ranches. All ranches providing guest services shall contain or have a use agreement for at least one hundred and sixty (160) acres.

**SECTION 7.09****DEFINITIONS “H”**

7.09.010

**Health Club** - A public or private facility that promotes and provides for developing, maintaining, and enhancing strength, fitness, flexibility, and/or cardiovascular capacity. Such facilities may include swimming pools, tennis courts, racket sports, weight lifting and weight machines, aerobic conditioning and equipment, indoor tracks, golf related activity, indoor climbing walls, and similar items as well as professional athletic instruction related thereto. Accessory uses may include locker/shower rooms, saunas, steam baths, hot tubs, physical therapy, rehabilitation, medical diagnostic facilities, massage, the sale of athletic equipment and accessories to uses of the health club, and the sale of pre-packaged foods and non-alcoholic beverages. The facilities may be used for meetings, sporting events, and competitions relating to athletic and recreational activities.

**DRAFT**  
DEC - 8 2014

7.09.015

**High Tech Industrial Business** – A high tech industrial business would include, but not be limited to, companies that are involved in the research and development or manufacture and distribution of bioelectronics, biotechnology, microelectronics, computer hardware or software, engineering systems, information technology, semiconductors, or telecommunications. It does not include engineering drafting or design, telemarketing, research services, wholesale or retail trade of goods.

7.09.020

**Home Occupation** – Any use conducted entirely within the dwelling and carried on by the members of the family which use is clearly incidental and secondary to the dwelling for dwelling purposes and does not change the character thereof and in connection therewith are no commodities sold from the premises except that which is produced thereof, except as provided for in Section 5.06. Such uses may include, but are not limited to, art and/or photography studios, computer programming, insurance sales, and handicrafts provided that the use does not involve more than one-third of the total square footage of the dwelling. ~~The conducting of a hospital, barbershop, beauty shop, tearoom, tourist home, animal hospital, or other traffic generating use shall not be deemed to be a home occupation.~~

7.09.025

**Homeowners Park** – A park that has been dedicated as part of a subdivision for the exclusive use by the property owners within that subdivision, and is maintained through private funds provided from annual fees paid to the homeowners association. In subdivisions where a homeowner's park provides common lake access, the common lake access shall be a minimum of one-half acre in size and contain a minimum of 100 feet of lakefront, except that an additional ten (10) feet of lakefront shall be added for each dwelling unit in excess of five (5).

7.09.030

**Hospital** – An establishment which provides accommodations, facilities, and services over a continuous period of 24 hours or more for observation, diagnosis and care of two or more individuals not related by blood or marriage to the operator, who are suffering

**Comment [EKM3]:** PB believes this sentence contradicts the rest of the definition and should be removed, based on PB discussion on November 12, 2014.

- 7.19.010 Temporary – Not having or requiring permanent attachment to the ground or involving structures which have no required permanent attachment to the ground.
- 7.19.020 Theater – A structure used for dramatic, operatic, motion picture or other performances for admission to which entrance money is received and no audience participation or meal service is allowed.
- 7.19.030 Theater, Drive-In – An establishment to provide entertainment through projection of motion pictures on an outdoor screen for audiences whose seating accommodations are provided by their own motor vehicles. Parking spaces are provided on the same site with the outdoor screen.
- 7.19.040 Tourist Accommodation Units – Facilities offering lodging to visitors on a short-term, temporary basis. Such units may include attached or detached structures with a varying number of rooms ranging from single-unit cabins or bungalows to motels, hotels, and time-share condominiums.

7.19.045 Trip – A single or one-direction vehicle movement originating or terminating (exiting or entering) at a given location. For example a vehicle arriving at home photography studio, staying for an hour and then leaving the studio would consist of two trips.

- 7.19.050 Truck Repair Shop – A facility that services and repairs large delivery vehicles, passenger busses and tractor/trailer rigs. Such facility shall not be involved in the dismantling of motor vehicles.

## SECTION 7.20 DEFINITIONS “U”

- 7.20.010 Underlying Zone – The established zoning use district for an area for which a PUD or the equivalent is proposed.
- 7.20.020 Use – The specific purpose for which a building or lot is arranged, intended, designed, occupied, and maintained.

## SECTION 7.21 DEFINITIONS “V”

- 7.21.010 Vacation Rental Units – Single-family or duplex units that are made available for rent on a monthly basis. Such units are owned by a private individual.
- 7.21.020 Variance – An adjustment made in the application of the specific regulations to a particular piece of property in the form of a special exception to these regulations granted by the appropriate body.
- 7.21.030 Veterinary Hospital – See “Hospital, Animal”.
- 7.21.040 Veterinary Clinic – A building or premises for the medical or surgical treatment of small animals or pets, including dogs, cats, but not to include livestock or other large animals, including the boarding of hospitalized animals but excluding the boarding of animals not subjected to medical or surgical treatment.

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DEC - 8 2021

**Comment [EKM4]:** PB decided to add a definition for trip based on public comments received.